







## Welcome

Welcome to 25 West Street, Penicuik, a stunning bright and spacious double upper villa, ideal for first-time buyers, professional couples, and those with families. McDougall McQueen are delighted to present to the market this lovely main door, three-bedroom, double upper, traditionally built flat, set in a much sought-after area in a central location in the lovely Midlothian town of Penicuik.

Conveniently located within a stone's throw of the town centre the property is close to all shopping amenities and transport links. It is thought this property will make the ideal purchase for a host of potential purchasers. The property is offered in true turnkey condition throughout and provides superbly spacious accommodation with gorgeous communal garden grounds and external storage to the rear, with ample unrestricted on-street parking in the streets around the property.

- Entrance via a vennel to a hidden gem of a property
- Own main door entrance via external stairs to the rear
- Hallway with bespoke built in storage and gorgeous glass balustrade
- Family shower room
- Spacious living room, twin windows overlooking the gardens, log burning stove, and open shelved storage
- Beautifully fitted dining kitchen with dual aspect windows, a range of wall and base units, gas hob, extractor, oven, washing machine, fridge freezer, open Edinburgh press, and ample dining space
- Bedroom three with window overlooking the garden
- Landing with built-in storage leading to the upper landing
- Main bedroom with large picture window overlooking the garden, and a handy recess/study area
- Bedroom two with Velux window, eve's storage, and open over stair store
- Recent gas central heating boiler and log burning stove
- Recently fitted double glazing
- Beautifully kept large communal garden grounds
- Ample on-street parking











## Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It, therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be available by negotiation









# Get in touch

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

